

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

May 11, 2010

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Thursday, May 20, 2010 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of May 11, 2010.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business
  
8. Review and Discussion of a proposed amendment to Section 345-58.E. of the Land Development Ordinance, Conditional Uses permitted in the Paulus Hook Historic District. **Recommended.**
  
9. Case: P08-056 Administrative Amendment to Preliminary Major Site Plan  
Applicant: Holland LLC  
Attorney: John Businberre  
Review Planner: Kristin Russell  
Address: 231 Twelfth St.  
Block: 287 Lot: A.2  
Zone: Jersey Avenue Tenth Redevelopment Plan  
Description: Rehabilitation and addition to retail market at existing BP Gas Station site. Originally approved September 22, 2009 and revised December 15, 2010. Change to main façade signage.  
**Decision: Approved.**
  
10. Case: P10-012 Preliminary Major Site Plan  
Applicant: Dimitra Tzavlakis  
Attorney: pro se  
Review Planner: Jeffrey Wenger  
Address: 127-133 MLK Drive  
Block: 1337 Lot: 7.B  
Zone: MLK Drive Redevelopment Plan  
Description: Renovation to existing two-story mixed use building.  
**Decision: Approved with conditions.**
  
11. Case: P10-026 Interim Use  
Applicant: Liberty Harbor Holding, LLC  
Attorney: John Campbell, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: Jersey Avenue  
Block: 60 Lot: 60  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Construction staging on the site of the concrete batching plant  
**Decision: Approved with conditions.**
  
12. Case: P10-025 Interim Use  
Applicant: Liberty Harbor Holding, LLC  
Attorney: John Campbell, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: Jersey Avenue  
Block: 60 Lot: 26a  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Restaurant  
**Decision: Approved with conditions.**

13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
  1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P10-018 submitted by DB Services New Jersey, Inc.(100 C.Columbus Dr-Harborside Plaza I).
  - 2.Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P10-017 submitted by Vacant Parking Parcel, LLC ( 41 Senate Place aka 45-47 Dey St – Block 613.5 Lots:1-3,4a,5a,6-11,12a,16a,17-21,S1,T1,T2,H2a,22a and 22b).
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P10-016 submitted by Vacant Parking Parcel, LLC ( 41 Senate Place aka 45-47 Dey St – Block 613.5 Lots:1-3,4a,5a,6-11,12a,16a,17-21,S1,T1,T2,H2a,22a and 22b).
  4. Resolution of the Planning Board of the city of Jersey City Approving Minor Site Plan # P10-006 submitted by T-Mobile Northeast, LLC (175 12<sup>th</sup> Street).
  5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P 09-038 submitted by RBZ Mgmt, LLC ( 401 Ocean Avenue)
  6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan Case # P10-008 submitted by NY SMSA LTD. D/b/a Verizon wireless (540 Washington Blvd.)
  7. Resolution of the Planning Board of the City of Jersey City Approving an Amended Signage Package # 2 submitted by Newport Associates Development Company.
  8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P09-055 submitted by Franklin Development Group, LLC ( 71-79 North Street)
  9. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Grand & Marin sub-district of the Tidewater Redevelopment Plan and recommending Adoption by the City Council.
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD